

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम,  
१९६६ चे कलम ३७(१एए) अन्वये नागपूर  
विकास नियंत्रण नियमावलीतील  
फेरबदलाबाबतची नोटीस-  
नियम क्र. एन-२.९(४) मधील बदलाबाबत..

महाराष्ट्र शासन  
नगर विकास विभाग  
नोटीस क्रमांक टिपीएस २४०५/२७२०/प्र.क्र.११५/०६/नवि-९  
मंत्रालय, मुंबई ४०० ०३२.  
दिनांक : ०३.०७.२००६

शासन निर्णय:- सोबत जोडलेली नोटीस दिनांक १५.७.२००६ पूर्वी राज्य शासनाच्या  
असाधारण राजपत्रात प्रसिद्ध करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,

(सुधाकर नागनुरे)  
उपसचिव

प्रति,

- १) विभागीय आयुक्त, नागपूर विभाग, नागपूर,
- २) आयुक्त, नागपूर महानगरपालिका, नागपूर.
- ३) सभापती, नागपूर सुधार प्रन्यास, नागपूर.
- ४) संचालक, नगररचना, महाराष्ट्र राज्य, पुणे.
- ५) उपसंचालक, नगररचना, नागपूर विभाग, नागपूर,
- ६) सहायक संचालक नगर रचना, नागपूर शाखा, नागपूर.
- ७) व्यवस्थापक, शासकीय मुद्रणालय, नागपूर  
(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासनाचे  
असाधारण राजपत्र भाग-१ नागपूर विभाग, पुरवणीमध्ये प्रसिद्ध करण्यात येवून  
त्याच्या १० प्रती नगर विकास विभाग, मंत्रालय, मुंबई, आयुक्त, नागपूर  
महानगरपालिका, नागपूर, उपसंचालक नगर रचना, नागपूर विभाग, नागपूर वे  
सहायक संचालक नगर रचना, नागपूर शाखा, नागपूर यांना पाठविण्यात याव्यात.)  
कक्षा अधिकारी, नवि-२९ नगर विकास विभाग, मंत्रालय, मुंबई त्यांना विनंती की,  
त्यांनी उक्त अधिसूचना विभागाच्या वेब साईटवर प्रसिद्ध करावी.
- ९) निवडनस्ती (कार्यासन नवि-९)

**Maharashtra Regional and  
Town Planning Act, 1966.**

**Notice under section 37(1AA)  
of ...**

**Replacing the provision of  
Rule No. N-2.9(4) with New  
Regulation of additional FSI  
for dangerous building.**

**GOVERNMENT OF MAHARASHTRA  
Urban Development Department,  
Mantralaya, Mumbai 400 032.**

**Dated 3<sup>rd</sup> July, 2006.**

**NOTICE**

**No. TPS-2405/2720/CR-115/06/UD-9:**

Whereas Development Control Regulations for Nagpur Municipal Corporation (hereinafter referred to as "the said Regulations") have been sanctioned by Government in Urban Development Department, under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Notification No. TPS 2496/2643/CR-300(A)/97/UD-9 dated 7/1/2000.

And whereas, in the said regulations the provisions for dangerous building is only for outside congested area (N-2.9(4)) and there is no specific provision for dangerous building in congested area, also this provision for dangerous building in congested area needs to be modify as FSI 2.00 is allowed irrespective of the actual rehabilitation area;

And whereas, Government is of the opinion that the existing provision N-2.9(4) of additional FSI for dangerous building outside congested area is need to be replaced by new provision of additional FSI for dangerous buildings in congested area as well as outside congested area;

Now therefore Govt. hereby proposes to replace the existing provision of additional FSI for dangerous buildings N-2.9(4) by new provision as follows -

**N-2.9(4) Additional FSI for dangerous building in congested area and outside congested area:**

Reconstruction in whole or in part of any user which existed on or after the date of declaration of intention to revise the Development Plan of Nagpur which has ceased to exist in consequence of accidental fire / natural collapse or demolition for the reasons of the same having been decided unsafe by or under a lawful order of Nagpur Municipal Corporation or is likely to be demolished for the reasons of the same having been decided unsafe by or under lawful order of Nagpur Municipal Corporation the total F.S.I. shall be the F.S.I. required for rehabilitation of existing occupiers Plus 50% incentive F.S.I. on the rehabilitation area or F.S.I. 2 whichever is less will be allowed. However if the rehabilitation area plus 50% incentive F.S.I. is less than F.S.I. permissible the incentive buildup area may be

allowed over and above the permissible F.S.I. the reconstruction shall be subject to following conditions-

- (a) Reconstruction of new building on the plot should conform to the provisions of the development plan and these Regulations.
- (b) The new building may be permitted to be reconstructed in pursuance of an agreement to be executed on stamp paper by at-least 70 per cent of the landlord / occupants (if any) in the original building, within the meaning of Bombay rents, Hotel and lodging houses rent control Act, 1947 such agreement shall make a provision for accommodation for the said landlords all occupants in the new building on agreed terms and a copy of such agreement shall be deposited with the Corporation / N T before commencement or undertaking reconstruction of the new building.
- (c) The landlord/ occupants of the original buildings shall furnish a duly stamped undertaking that they shall allot to all the occupants in the original building accommodation in the new building.
- (d) No construction of reconstruction shall be permitted on set back areas or areas required for road widening and such areas shall be handed over to the corporation.
- (e) Each occupant shall be rehabilitated and given the carpet area occupied by him for residential purpose in the old building subject to the minimum carpet area of 20.90 sq.mt. (225 sqft.) and / or maximum carpet area up to 70 sq. mt. (733 sqft.)

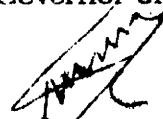
The suggestions and objections shall be forwarded to the Deputy Director of Town Planning, Nagpur Division, Civil Lines, Nagpur, who is appointed as an 'officer' under section 162 of the said Act.

The said officer shall submit his report to Government after forwarding the suggestions and objections over the proposed modification to Municipal Corporation and obtaining its say and after hearing the concerned persons including the Nagpur Municipal Corporation.

**Note:**

- 1) A copy of this notice is being kept open for inspection of general public in the office of the said officer and the Commissioner, Nagpur Municipal Corporation, Nagpur on all working days during working hours for the period of one month.
- 2) This notification is also available on Governments web site viz. [www.urban.maharashtra.govt.in](http://www.urban.maharashtra.govt.in)

By order and in the name of the Governor of Maharashtra,



(Sudhakar Nangnure)  
Deputy Secretary to Government.